



STATEMENT OF INFORMATION

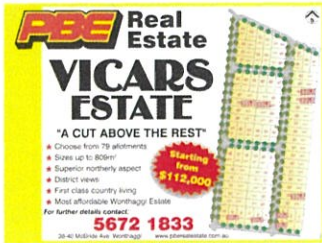
LOT 8 VICARS ESTATE NORTH WONTHAGGOL VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGOL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 8 VICARS ESTATE, NORTH

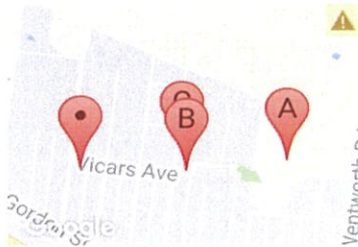
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$389,000 to \$389,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$271,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 CANARY WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

***\$375,000**

Sale Date: 27/07/2017

Distance from Property: 697m



9 LANGLEY WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

***\$379,000**

Sale Date: 06/07/2017

Distance from Property: 357m



9 LANGLEY WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

\$389,000

Sale Date: 16/06/2017

Distance from Property: 347m



This report has been compiled on 06/09/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 8 VICARS ESTATE, NORTH WONTHAGGI, VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$389,000 to \$389,000

Median sale price

Median price

\$271,000

House

☒

Unit

☐

Suburb

NORTH
WONTHAGGI

Period

01 July 2016 to 30 June 2017

Source

pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 CANARY WAY, NORTH WONTHAGGI, VIC 3995	*\$375,000	27/07/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	*\$379,000	06/07/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	\$389,000	16/06/2017